



CHILDREN IN DANGER OF GETTING HURT

March 3, 2018

If you have children please make sure they do not play in the parking lot including the covered parking areas, as noise can be an issue. Even if accompanied by an adult, the safety of your child is at stake as children are often short and often a driver cannot see them until up close. Children playing around or in the creek beds, hillside or landscaping is also prohibited, as it can unfortunately cause damage to these areas. Any costs to restore damaged areas, plants, landscaping or Association buildings will be passed on to the responsible unit. There is a school and park nearby that can be used for play.

AIRBNB HOST NOT PERMITTED

Recently, it appeared that someone had an Airbnb host posting at the Development. As a reminder, the Association governing documents do not allow businesses to be run out of a unit like short term rentals and the City apparently requires a commercial permit to operate.

DESIGNATED SMOKING AREAS

As a reminder, the Association has 2 designated smoking areas – one by 7606 near the gate to LogMeIn and the other one in front of Bldg. 7636. These places come with ash trays for the disposal of your cigarette butts. For your information and as a courtesy to your neighbors, the landscapes do not serve as a big ash tray. Thank you for your cooperation. Those living nearby appreciate everyone's help.

ASSOC WELCOMES NEW MEMBERS

The Assoc would like to welcome its latest members: Ms. V. Clark and Mr. E. Juarez.

FUMIGATION OF 7628 & 7634

PLANNED FOR 5/14/18 – 5/16/18

As part of the on-going maintenance, the Association is planning to fumigate Buildings **7628 & 7634 for termites on 5/14/18 – 5/16/18**, weather permitting. The work will be done by Lenz Pest Control (805-962-9151).

Another building or 2 may be planned for 6/25/18 – 6/28/18, weather permitting.

In the near future, notices will be distributed to owners and residents of 7628 & 7634. Please be on the lookout for them.

Prior to the tenting, each unit will receive instructions, authorization forms, and bags. Authorization forms must be completed and returned to Lenz Pest Control prior to fumigation. When the day of tenting arrives, each unit will need to give their labeled unit key(s) to the pest control company to keep during the fumigation. For obvious reasons, the unit must be vacant...for 3 days and 2 nights. All pets and plants must be out of the unit. (During this time, you may temporarily place your plants in your carport).

When the tent goes up on Monday morning, access to your unit will be available again around 3PM on that following Wednesday.

The Association is only responsible for paying for the cost of fumigation. All other costs for the temporary relocation will be up to the individual owner/resident.

It is critical that the residents of those buildings are prepared when the time comes. Any charges

for delay or rescheduling by Lenz will be passed on to the problematic unit owner. If you rent, please make sure your tenants are aware of the scheduled work.

Thank you in advance for your cooperation. For questions specifically related to the tenting procedures, please call Marian of Lenz Pest Control.

CHECKING SMOKE ALARMS & CO DETECTORS URGED

As daylight saving time begins, it serves as a good reminder to check your smoke alarms and CO detectors to make sure they function properly (and perhaps change the battery if required). It is by law that each unit is equipped with an appropriate amount of each type of detectors. Thank you.

REPORT GUTTER OR DOWNSPOUT PROBLEMS

If and when it rains and you notice a problem with a downspout or gutter, please call 805-569-1121 #204. Thank you.

SMOKING CAUSING ANNOYANCE; PLEASE SMOKE ONLY IN DESIGNATED AREAS

As you know, the Association has installed 2 smoking stations (one by 7606 and one by 7638). Both stations have benches and containers to discard your cigarette butts. For your convenience, there is also a doggie bag dispenser at each location. These areas are specifically designated for our smoking residents. Otherwise, please don't smoke inside your unit, on your patio or balcony or anywhere near your building. Your neighbors appreciate not having to inhale the 2nd hand smoke. Thank you.

CARPORTS FOR VEHICLES ONLY; DO NOT PARK MOTORBIKE & CAR

Your carports are meant for vehicle storage only. It is not an appropriate place to store your bikes, boxes, or other personal belongings. Please do not try to squeeze your motorcycle and your vehicle in the same space. Your vehicle will stick out and will cause a problem

for your neighbors trying to get in or out of their parking space. If you have items stored in your carport, please remove them as they might be discarded without further warning.

NO DOGS ALLOWED OVER 25 LBS

As a reminder, per the CC&R's, only one (1) dog is allowed per unit and no dogs are allowed in the complex that weigh over 25 pounds.

In addition, Visitors are not permitted to bring their pets into the complex. This includes visitor dogs, large or small, unless the animal provides recognized assistance under the Fair Housing Act. *If you have a guest with a dog, please request that your guest leave the dog at home.*

REPORT BURNT OUT LIGHT BULBS

If you notice any common area light that is burnt out around the complex, please call or send an email to JamesN@Bartlein.com. For efficiency sake, please include all the specific details as to type and location. If able, please include a photo. Thank you.

INSURANCE INFO FOR REFINANCE

If you are refinancing your home loan, your lender may need to obtain an insurance dec page. You may call Timothy Cline Insurance Agency at 800-966-9566 and ask for Natalie.

Speaking about insurance, the Association insurance has a \$10,000 deductible. You should speak with your insurance agent about getting proper and adequate coverage so that there's no gap between what your insurance covers and the Association's.

ALL EXTERIOR ALTERATIONS REQUIRE BOARD'S PRE-APPROVAL

In order to keep things uniform, all exterior alterations (doors, windows, patio flooring, etc.) must have the Board's pre-approval. Otherwise, the Board will ask you to restore the altered item at your own cost or have it done and pass all related costs on to you. When in doubt, make your request known to the Board. To request for consideration, please email your request with specs, photos or plans to the Board,

c/o Mgmt, at the address below. Please do so at least 7-10 days before a board meeting. Thanks.

**MAINTENANCE CONCERNS?
PLEASE CALL MANAGEMENT**

If you see a maintenance issue around the complex, for faster response, please call 569-1121 #204. You may also send an email to JamesN@Bartlein.com but if you do not hear back within a couple of days, please call. Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

**ASSOCIATION TO REPAIR FAULTY
PRESSURE REGULATOR AND
BILL UNIT OWNER**

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

**PLEASE CHECK FOR LATEST INFO
ON ASSOCIATION WEBSITE**

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

INFORMATION REQUIRED

As part of the governing documents, all owners are required to provide your current information to the Association. If you move, change your contact information or if you have tenants or new renters, please provide the names, mailing address, telephone #s, email addresses. You can write a note and send it to the Association c/o the address below, fax it to 805-682-4341 or

email the info to JamesN@Bartlein.com. Also, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Please make sure to include the unit address to which you are referring. Thank you.

**PLEASE CALL FOR FASTER RESPONSE
WITH MAINTENANCE ISSUES**

If you have a maintenance issue, please call Management rather than sending an email. You may dial 805-569-1121 #204. Thank you.

**BOARD MEETING SCHEDULED;
AGENDA ENCLOSED;**

The next monthly Board Meeting is scheduled for **Thursday, March 8, 2018, at 6PM**, at 7610 Hollister Ave. in the Meeting Room. Unless otherwise notified, the board meetings are usually on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is sent, posted at the mailbox area and/or posted on the website at least 4 days before.

If you rent, you are responsible to forward the newsletter to your tenants. Thank you.

Prepared by: BARTLEIN & COMPANY, INC.
(805) 569-1121 FAX (805) 682-4341
3944 State Street, Suite 200
Santa Barbara, CA 93105
Email: jamesn@bartlein.com

 Bartlein
& Company, Inc.